

QUALITY SPECIFICATIONS

FOUNDATION, STRUCTURE, CLADDING

- Foundation executed with reinforced concrete slab.
- Reinforced concrete walls waterproofed with a waterproofing membrane protected by a drainage and filtering layer.
- Reinforced concrete structure, ribbed slabs, solid slabs, and laminated steel.
- Exterior enclosures made with perforated solid brick and thermo-acoustic insulation with mineral wool panels in the inner cavity as thermal insulation.
- Exterior finish with waterproof mortar and exterior paint of high-quality matte acrylic.
- Roofs waterproofed with polyurea spray creating a continuous membrane and thermally insulated with extruded polystyrene XPS panels.

INTERNAL FINISHES

- Brick partitions in interior divisions, coated with perlita and finished with high-quality washable plastic paint.
- General interior ceilings in plaster, with curtain rails, recessed lighting, moldings, and illuminated led strips.
- Plywood ceilings - oak Wood veneered.
- Interior and exterior marble flooring in different metric formats, non slip finish for exteriors.
- Bathrooms with marble-clad walls in sections.
- Countertops in marble with oak veneer cabinetry.
- Showers made of marble.
- Wood flooring made with planks of variable widths.

CARPENTRY / GLAZING / METALWORK

- As per design, aluminum carpentry lacquered, anthracite color with 4+4/glazing/4+4 glass and solar control, and lacquered in color with 8/glazing/5+5 glass.
- As per design, hinged or sliding doors recessed between partitions, made of lacquered oak or MDF, with concealed hinges and high-quality handles.
- As per design, lacquered wood wardrobes with shelves, hanging bars, drawers with soft-close guides, and lined interiors.
- Master-keyed security locks.
- Glass railings embedded in the structure with 10+10 mm securit glass.
- Bathroom glass partitions in laminated safety glass (6+6 mm) with anti-limescale treatment.

EXTERIORS

- Fully fenced plot.
- Gardens with automatic irrigation.
- Platforms and access ramps made with deactivated concrete and granite.
- Automatic vehicle gate.

OUTDOOR POOL

- Interior finish with 2x2 cm glass mosaic tiles.
- Treatment system with automatic dosing of pH and bromine.
- Pool pumps.
- Pool filters.
- Jet nozzles and white ABS sump grid.
- Preinstalation of automatic pool cover made of polycarbonate slats.

AIR CONDITIONING

- VRV air conditioning system with ducted indoor units.
- Air diffusion with linear grills.
- VRV outdoor units.
- Air ducts from the.
- Centralized control for the management and control of the VRV air conditioning system.

ELECTRICITY

- Gira system 55E2 mechanisms, D-Life Arctic series.
- Electrical installation according to Low Voltage Electrotechnical Regulations.
- Protection elements in the electrical panel.
- Lighting control via home automation.

SANITATION

- Interior PVC piping in bathrooms, Series B.
- Soundproofed PPR downspouts and collectors (Triplus) with acoustic insulation reinforcement (BTI).
- Underground drainage with high evacuation capacity, smooth terracotta-colored pipes.

PLUMBING

- Main and internal water distribution with cross-linked polyethylene, insulated.

SANITARYWARE AND FAUCETS

- Suspended toilets from , matte white, concealed cistern and matte white flush button.

UNDERFLOOR HEATING

- Underfloor heating system with self-fixing panels and cross-linked polyethylene tubing.
- Climate control system via home automation.
- Boxes, collectors, and motorized valves.
- Water distribution network with cross-linked polyethylene piping, insulated.

HOT WATER PRODUCTION – AEROTHERMIA

- Domestic hot water (DHW) production via aerothermal heat pump.

WATER TREATMENT

- Compact water softening unit and particle filter.

PRESSURE GROUP AND TANKS

- Dual hydropneumatic pressure group for drinking water from, with 100-liter membrane expansion tank.
- Hydropneumatic pressure group for irrigation from ESPA with a 100-liter membrane expansion tank.
- Electromechanical control for automatic water network filling.
- High-density polyethylene tanks for 2,000 liters of potable water and polyester tank for 10,000 liters of irrigation water.

AIR EXTRACTION AND VENTILATION RENEWAL

- Extractors and ventilation boxes.
- RDR flow regulators.
- grilles.

INTERIOR / EXTERIOR LIGHTING

- Interior and exterior lighting with energy-saving lamps.
- Lighting control with home automation.

DATA NETWORK – TELECOMMUNICATIONS

- Wired data distribution network, and Wi-Fi points.
- IP video intercom.
- Pre-installation for electric vehicle charging socket

HOME AUTOMATION SYSTEM

- Climate control system.
- Lighting control system.
- Curtain rail control system.
- Remote management of the installation.